

**CODE ENFORCEMENT BOARD**  
**1<sup>st</sup> FLOOR COMMISSION CHAMBER**  
**FORT LAUDERDALE CITY HALL**  
**100 NORTH ANDREWS AVENUE**  
**MARCH 28, 2017**  
**9:00 A.M.**

<b><u>Board Members</u></b>	<b><u>Attendance</u></b>	<b>Cumulative attendance 2/2016 through 1/2017</b>	
		<b><u>Present</u></b>	<b><u>Absent</u></b>
Patrick McGee, Chair	A	1	1
Mark Booth, Vice Chair	P	2	0
Joan Hinton	P	2	0
Lakhi Mohnani	A	1	1
Peter Cooper	P	2	0
Chris Evert	P	2	0
William Marx	P	2	0

**Alternates:**

Michael Madfis	A	0	2
Jonathan Keith [until 12:30]	P	1	1
Robert Smith	P	2	0

**Staff Present**

Richard Guiffreda, Board Attorney  
Bruce Jolly, Board Attorney [arrived 10:08]  
Rhonda Hasan, Assistant City Attorney  
Yvette Cross-Spencer, Clerk III  
Yvette Ketor, Clerk III  
Tasha Williams, Administrative Aide  
Victoria Mack, Clerk III  
Kelvin Arnold, Building Inspector  
Alejandro DelRio, Building Inspector  
Jose Abin, Building Inspector  
Robert Masula, Building Inspector  
George Oliva, Chief Building Inspector  
Mario Carrasquel, Building Inspector  
Jamie Opporlee, Prototype Inc., Recording Secretary

**Communication to the City Commission**

None.

**Respondents and Witnesses**

CE16080885: Owen Matthew Whyte, owner  
CE15030470: Kevin Hinds, owner  
CE16070025: Isaac Behar, general contractor  
CE15040769: Scott Stewart, owner  
CE16041787: Grace Chiwara, owner  
CE16090592; CE16050190: Courtney Crush, attorney  
CE16101307: Tanya Tsveyer, property manager  
CE16050226: Daniel Darby, manager  
CE16062314: Richard Simpson, owner  
CE16080858: Emanuel Legakis, manager  
CE13091180: Braxton McClams, owner  
CE17030271: Grant Kehres, owner  
CE16011026: Kyle Conroy, owner  
CE16011256: George Thomas, owner  
CE16050853: Mack Young, property manager  
CE15070786: Angela Lopes, representative  
CE13051997: Siriluk Yuthasunthorn, owner  
CE16120647: Stefano Barbosa, property manager  
CE16111730: Ray Dobrota, owner  
CE15102473: Melissa Sullam, agent  
CE16040790; CE16032002: Nadine Matheys, manager  
CE16071233: Donald Bourke, owner  
CE16050712: Vito Santorsolva, owner  
CE16101617: Neil Rubin, contractor, Ricardo Fung, owner  
CE16110323: Ruth Eagan, owner  
CE16110320: Robert Sangermano, owner  
CE16110315: Emanuel Zerafa, owner; Lynne Levine, neighbor; John Finucane, owner; Steven Fermaglich, manager; Jose Euceda  
CE15082171: Patricia Gaston, owner's daughter; Alphonsine Vereus, owner  
CE16050534; CE16100373; CE16071899: Lee Cohn, representative  
CE16021515: Ronald Malec, owner  
CE16090595: Justin Greenbaum, owner  
CE16062114: Gerard Williams, owner  
CE16030934: Stephen Goldenberg, attorney  
CE14100834: Vincent Graham, owner  
CE16080490: John Winningham, architect  
CE16110323: Ruth Miller, owner  
CE16110315: Joan Smith, witness  
CE16071549: Joe Kravich, owner; Charles Smith, manager  
CE16062148: John Beach, representative  
CE17010003: Anthony Isbel, managing member of the LLC  
CE14031507; CE16071710; CE16021843; CE16011101: Eric Martinez, contactor

The meeting was called to order at 9:00 a.m.

Individuals wishing to speak on any of the cases on today's agenda were sworn in.

**Case: CE16062114**

3316 NE 18 ST

WILLIAMS, GERARD S & JULIE C

This case was first heard on 1/24/17 to comply by 3/28/17. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been no progress and he did not recommend another extension.

Gerard Williams, owner, said they had been in a lawsuit with the insurance company for 18 months over a flood issue. He reported they had settled 30 days ago and requested 60 days to get the house sold and allow him to reopen the old permits or the new owners to apply for new ones to rebuild the house. Mr. Williams confirmed the house was a shell and no one was living in it.

**Motion** made by Ms. Hinton, seconded by Ms. Evert, to grant a 28-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16011026**

1009 NE 17 CT

CONROY, KYLE

This case was first heard on 2/23/16 to comply by 3/22/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin on 3/29/17 and would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the permit applications had passed plan review and were ready to be issued.

Kyle Conroy, owner, said he was in the process of getting his own contractor's license and requested 28 days.

**Motion** made by Mr. Smith, seconded by Mr. Keith, to grant a 28-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16120647**

1601 NW 11 CT

EDEN HOUSE PROPERTY LLC

Certified mail addressed to the owner was accepted on 3/18/17.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. ENCLOSED CARPORT INTO LIVING SPACE.
2. BUILT ENCLOSURE FOR WATER HEATER.
3. CLOSED OPENINGS WHERE A/C UNITS WERE REMOVED.
4. WALL ENCLOSING CARPORT THAT HAD BEEN BLOWN OUT HAS BEEN REBUILT.
5. CONSTRUCTION OF HALF BATH.

FBC(2014) 105.3.1.4.4

THE FOLLOWING DESCRIBED WORK REQUIRES A PLUMBING PERMIT AND INSPECTIONS:

1. INSTALLATION OF WATER HEATER.
2. REPLACED FIXTURES IN LAUNDRY AREA.
3. REPLACEMENT OF BATHROOM AND KITCHEN FIXTURES.
4. INSTALLATION OF WASTE LINE FOR HALF BATH.
5. INSTALLATION OF WATER SUPPLY LINES.

FBC(2014) 105.3.1.4.5

THE FOLLOWING DESCRIBED WORK REQUIRES AN ELECTRICAL PERMIT AND INSPECTIONS:

1. INSTALLATION OF CIRCUITRY FOR SPLIT A/C MECHANICAL SYSTEM.
2. INSTALLATION OF OUTLETS.
3. INSTALLATION OF EXTERIOR LIGHTING.

Outlets: Replacement of receptacles shall comply with NEC 406.4 (D)(1) thru (D)(6)

GFI's required as per NEC 108.8

Outlet spacing as required under NEC 210.52

FBC(2014) 105.3.1.4.11

THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL PERMIT AND INSPECTIONS:

1. INSTALLATION OF SPLIT MECHANICAL A/C SYSTEM.
2. INSTALLATION OF DUCT WORK.
3. INSTALLATION OF EXHAUST VENT IN WATER CLOSET.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

Stefano Barbosa, property manager, said the owner was out of the country but intended to comply. He said the owner had purchased the house with the illegal work and in its current condition. He stated the notices had gone to an address at which on one was checking the mail. The tenant had informed them when the notice was posted.

Ms. Hasan stated the current owner purchased the property on November 4, 2016. There was confusion regarding whether he owned the property when the explosion/fire occurred.

**Motion** made by Mr. Cooper, seconded by Ms. Evert, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 5/23/17, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE16011256**

1255 SW 15 AV  
THOMAS, GEORGE M

This case was first heard on 1/24/17 to comply by 3/28/17. Violations were as noted in the agenda. The property was not in compliance.

Mr. Booth recused himself from this case.

Jose Abin, Building Inspector, reported there had been no progress and he did not recommend another extension.

George Thomas, owner, stated his appeal of the Board's order was before the Circuit Court and he anticipated a ruling within 30 days. He reported that his owner/builder permit had been revoked wrongfully, and this was the basis of his appeal. He requested a 90-day extension. In the meantime, Mr. Thomas was having the architect revise the plans. If the Circuit court ruling was unfavorable to him, he said he would have a contractor pull new permits.

Ms. Hasan said Mr. Thomas had filed a motion for an extension of time. She confirmed that his appeal was being heard but indicated there was no automatic stay for the Board's order in the meantime. Ms. Hasan reported that the average time for an appeal was approximately nine to twelve months. She did not object to Mr. Thomas's request for an extension, since he was having the plans revised.

Mr. Thomas insisted that he qualified as the owner/contractor for the purposes of the permit and it should not have been revoked.

Ms. Hasan clarified that all the permits had not been issued and revoked; the sub permits were applied for but never issued because plan revisions were needed. Only the roof permit was revoked.

**Motion** made by Ms. Evert, seconded by Mr. Keith, to grant a 56-day extension to 5/23/17, during which time no fines would accrue. In a voice vote, with Mr. Booth abstaining, motion passed 6-0.

**Case: CE16110320**

2841 N OCEAN BLVD # 1102  
SANGERMANO, ROBERT J

This case was first heard on 1/24/17 to comply by 3/28/17. Violations were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, reported the master and all sub permits had been issued and recommended a 182-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Cooper, to grant a 182-day extension to 9/26/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE13091180**

833 NW 19 AV  
BROWN, J M & SILLIE MAE EST

This case was first heard on 11/26/13 to comply by 3/25/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the plumbing permit had passed final inspection but there was still no permit activity for the electrical, air conditioning and windows and doors.

Braxton McClams, owner, requested a 90-day extension to address the remaining violations.

**Motion** made by Mr. Smith, seconded by Mr. Marx, to grant a 91-day extension to 6/27/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16111730**

1779 SE 25 AV  
MIADO LLC

This case was first heard on 2/28/17 to comply by 3/28/17. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the original permit application had failed plan review and been picked up for corrections in December and had not been resubmitted with corrections yet.

Ray Dobrota, owner, said he had experienced problems with the Building Department and specifically with Inspector Masula. He stated Inspector Masula had posted a Stop Work Order on the property while Mr. Dobrota was at the Building Department. He discovered the Order and returned to the Building Department and asked for Inspector Masula, who he said refused to look at his drawings. He said Inspector Masula swore at him.

Ms. Hasan said the recitations of what happened during meetings were neither productive nor relevant to the case.

Inspector Masula said no permits had been issued and stated Mr. Dobrota had made personal threats against him on the phone two weeks ago.

Mr. Dobrota requested 30 days.

**Motion** made by Ms. Hinton, seconded by Mr. Cooper, to grant a 28-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Smith opposed.

**Case: CE16090595**

3134 NE 9 ST  
CHIEFTAIN HOLDINGS LP

This case was first heard on 11/22/16 to comply by 1/24/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity. The new owner had informed him that the space where the demo work had been done and upstairs apartment were not occupied.

Justin Greenbaum, owner, said he had closed on the property the previous day and his intent was to comply all of the violations by demolishing the portions of the structure with the violations. He said there was an issue with a right-of-way around the property and he would need an agreement with two adjacent owners to close off a portion of the right-of-way to have the demo work done.

Inspector Masula said this property was in the coastal construction control line and the demo might need to go to the State for approval first. He would not object to a 180-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Keith, to grant a 182-day extension to 9/26/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16110242**

2841 N OCEAN BLVD # B

FINUCANE, JOHN &

ZERAFA, EMANUEL

Personal service was made to the manager's assistant on 3/16/17.

Kelvin Arnold, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ALTERATIONS MADE SUCH AS KITCHEN AND BATHROOM REMODELING WITH FRAMING, DRYWALL.
2. ELECTRICAL AND PLUMBING WORK PERFORMED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Arnold presented photos of the property and the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation.

John Finucane, owner of unit 206, explained that this unit was called "Store B" by the City. He explained that a "very small group of people" had made approximately 70 complaints at Vantage View condos in one day. He had met with an inspector and agreed to voluntarily comply. Mr. Finucane had already hired an architect and plans had been submitted.



Emanuel Zerafa, owner, agreed that plumbing and electrical work had been done without permits.

Inspector Arnold said this was originally a storage unit that had been converted into living space. George Oliva, Chief Building Inspector, reported this was an illegal change of use as well, but that was not part of this case.

Linda Levine, neighbor, alleged that Mr. Finucane, the Vantage View condo board president and licensed CAM manager, as well as the building CAM, maintenance manager and others had been running an illegal, unlicensed, uninsured and unqualified general contracting business at this condo.

**Motion** made by Mr. Smith, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 6/27/17, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE16110315**

2841 N OCEAN BLVD # 901

FINUCANE, JOHN C &

ZERAFA, EMANUEL

Personal service was made to the manager's assistant on 3/16/17.

Kelvin Arnold, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO ALTERATIONS MADE SUCH AS KITCHEN AND BATHROOM REMODELING WITH FRAMING, DRYWALL, ELECTRICAL AND PLUMBING WORK PERFORMED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS

**EACH VIOLATION AND THE PROPER METHOD TO WHICH THE  
VIOLATIONS ARE TO BE CORRECTED.**

Inspector Arnold presented photos of the property and the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation.

John Finucane, owner, said they had purchased the unit years ago with no cabinets. He admitted work had been done without permits and said they had applied for three permits and were working to comply the violations. He requested 91 days.

**Motion** made by Ms. Hinton, seconded by Mr. Cooper, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 6/27/17, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE16071549**

942 NW 13 ST  
KRAVICH, JOE & RANIT  
MALMAZADA, S & ULNER, BARUCH

Service was via posting at the property on 3/14/17 and at City Hall on 3/16/17.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND  
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT  
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN  
THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. REBUILT ROOF STRUCTURE REQUIRING ENGINEERING.

FBC(2014) 105.3.1.5

SUBMIT TWO SETS OF DRAWINGS OR PLANS FROM A  
QUALIFIED LICENSED DESIGN PROFESSIONAL ADDRESSING  
ALL THE SCOPES OF WORK FOR ALL STRUCTURAL  
MODIFICATIONS AND ALTERATIONS TO THE BUILDING  
STRUCTURE AND BUILDING SYSTEMS, EXTERIOR AND  
INTERIOR. DOCUMENTS FROM DESIGN PROFESSIONAL  
REQUIRE ORIGINAL COPIES, SIGNED AND SEALED BY  
DESIGN PROFESSIONAL.

ROOF STRUCTURE REPAIRS WILL REQUIRE DOCUMENTS  
PREPARED, SIGNED AND SEALED BY A DESIGN  
PROFESSIONAL.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVER-UP WITHOUT THE REQUIRED INSPECTIONS

APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

Inspector Abin presented photos of the property and the case file into evidence and said a Stop Work Order had been posted on the property on 10/27/16. He recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

Joe Kravich, owner, said they had been working on the plans and would submit them for permits. He said roof work had been done that exceed the scope of the repair permit.

**Motion** made by Mr. Smith, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 5/23/17, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE16062148**  
1431 SW 32 CT  
SPAAPEN, JULES

This case was first heard on 10/25/16 to comply by 1/24/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the owner had hired an architect to create the drawings and recommended a 56-day extension.

John Beach, owner's representative, agreed to the extension.

**Motion** made by Ms. Hinton, seconded by Mr. Cooper, to grant a 56-day extension to 5/23/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE17030271**  
837 NW 8 AVE  
WILLIAM F KEHRES REV TR  
% GRANT W KEHRES

Service was via posting at the property on 3/16/17 and at City Hall on 3/16/17.

Robert Masula, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT  
IS NOT LIMITED TO:

1. ALTERATIONS MADE SUCH AS ELECTRICAL WORK,  
OPENINGS BETWEEN THE BAYS BLOCKED IN AND AN  
ILLEGAL SPRAY BOOTH INSTALLED AND BEING USED  
WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 107.1.1 |

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, VIOLATIONS AS AN UN-SAFE STRUCTURE WITH SEVERITIES RELATED TO LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

FBC(2014) 116.1.1

THIS PROPERTY HAS BEEN POSTED AS AN UNSAFE STRUCTURE AND CITED UNDER FBC 116 FOR THE FOLLOWING REASONS:

1. THIS BUSINESS IS PERFORMING ILLEGAL PAINTING OF VEHICLES WITHOUT THE PROPER EQUIPMENT AND SAFEGUARDS IN PLACE TO PROTECT THE BUSINESS, EMPLOYEES, THE ENVIRONMENT, AND THE NEIGHBORING PROPERTIES AND THE COMMUNITY. THE FACT THAT THIS ILLEGAL SPRAY BOOTH WAS NEVER PROPERLY PERMITTED AND/OR INSPECTED, THE BUSINESS IS OPERATING ILLEGALLY AND AS AN IMPROPER USE. THE REQUIRED PERMITS NEED TO BE OBTAINED TO BRING THE PROPERTY INTO COMPLIANCE FOR A SAFE OPERATION.

FBC(2014) 116.2.1.1.2

THIS PROPERTY AND BUSINESS CURRENTLY HAS AN UNWARRANTED AMOUNT OF PAINT DUST WHICH IS FLAMMABLE, DEBRIS FROM VEHICLES AND OTHER COMBUSTIBLE MATERIAL THAT HAS ACCUMULATED OVER THE YEARS. THE BUSINESS APPEARS TO BE OPERATING MORE AS A JUNK YARD WITH VEHICLES AND PARTS THAT APPEAR TO HAVE BEEN ABANDONED OVER THE YEARS. THESE VIOLATIONS HAVE CREATED A FIRE HAZARD.

FBC(2014) 116.2.1.1.3

THIS PROPERTY AND BUSINESS CURRENTLY HAS HAZARDS WITH RESPECT TO MEANS OF EGRESS DUE TO THE ACCUMULATION OF WHAT APPEARS TO BE ABANDONED VEHICLES AND A LARGE AMOUNT OF SCATTERED DEBRIS AND VEHICLE PARTS. IT ALSO APPEARS THAT A WALL HAS

BEEN BLOCKED UP WHICH HAS ALTERED THE ORIGINAL FLOOR PLAN OF THIS BUILDING. THESE VIOLATIONS HAVE CREATED A HAZARD FOR EGRESS.

FBC(2014) 116.2.1.2.5

THIS PROPERTY AND BUSINESS HAS MULTIPLE ELECTRICAL VIOLATIONS RELATED TO ELECTRICAL WORK WITHOUT PERMITS AND A LACK OF MAINTENANCE ON THE EXISTING ELECTRICAL PANEL AND EQUIPMENT THROUGHOUT THIS BUILDING.

FBC(2014) 116.2.1.2.8

THIS PROPERTY HAS EXTENSIVE VIOLATIONS THAT ARE RELATED TO LIFE SAFETY ISSUES. UNTIL THIS PROPERTY AND BUSINESS COME INTO COMPLIANCE THE BUSINESS OPERATION IS IN VIOLATION OF THE USE OF THIS OCCUPANCY AND ITS BUSINESS OPERATIONS SHALL CEASE AND DESIST UNTIL ALL OF THE REQUIREMENTS FOR COMPLIANCE ARE MET.

Inspector Masula said the case was begun pursuant to complaints. He presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$250 per day, per violation.

Grant Kehres, successor trustee, said a detective had phoned to remind him about the 10-year inspection report and the tenant had advised him that the City had posted the Notice of Violations on the building. He said the only official mail he received was the Final Notice on March 10. On March 14, he hired a general contractor, who advised him to hire an architect or engineer to draw plans. Mr. Kehres claimed the detective who contacted him regarding the 10-year inspection report told him he had located a permit for the spray booth that had been issued to another address - 835.

Inspector Masula said the building had two addresses and had numerous code complaints for the past 20 years. He stated a permit application had been submitted for the spray booth over 20 years ago but it had never been issued. He said he was working closely with Fort Lauderdale Police detectives and the Fire Marshal on this case.

Mr. Jolly arrived at 10:08

Ms. Hasan said the City relied on signed, sealed reports from architects or engineers to satisfy the 10 and 40-year recertifications. The City had issued the certifications based on the architect's report, and this was why the Police were involved.

Mr. Kehres said he had met with the tenant and advised him he wanted him to leave. He requested 112 days, based on the advice of his engineer, Mr. Buchanan, who

promised to provide plans by April 10. Once he had the plans, he would have the contractor apply for permits.

**Motion** made by Mr. Cooper, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 4/25/17, or a fine of \$250 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE16050853**

1301 NW 18 CT  
2771 LLC

This case was first heard on 10/25/16 to comply by 1/24/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been no progress and he did not recommend another extension.

Mack Young, property manager, requested 28 days to resolve the roof permit issue.

**Motion** made by Mr. Smith, seconded by Mr. Cooper, to grant a 28-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16011101**

1701 NE 9 ST  
CLARK, CLIFFORD T

This case was first heard on 5/26/16 to comply by 8/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported FBC(2014) 111.1.1 was in compliance but the illegal conversion of a garage into living space had not been addressed. He did not recommend any extension.

Eric Martinez, general contractor, stated permit applications had been submitted the previous day and requested 60 days.

**Motion** made by Mr. Smith, seconded by Mr. Cooper, to grant a 56-day extension to 5/23/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14031507**

416 SW 11 CT  
REYNOLDS, STUART L

This case was first heard on 1/27/15 to comply by 3/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$9,300.

Jose Abin, Building Inspector, reported the plans needed to be picked up for corrections. He recommended a 91-day extension.

Eric Martinez, general contractor, agreed.

**Motion** made by Ms. Hinton, seconded by Ms. Cooper, to grant a 91-day extension to 6/27/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16071710**

1378 SW 26 AV  
COOPER, IVONNE

This case was first heard on 11/22/16 to comply by 1/24/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the plans needed to be picked up for corrections. He recommended a 56-day extension.

Eric Martinez, general contractor, agreed.

**Motion** made by Ms. Hinton, seconded by Mr. Smith, to grant a 56-day extension to 5/23/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16050534**

2900 NE 30 ST  
LAUDERDALE TOWER CONDO ASSN INC.

This case was first heard on 6/28/16 to comply by 7/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$8,100.

Robert Masula, Building Inspector, reported the CAM manager informed him a special assessment had been approved for the balcony restoration project. He said the condo was working toward compliance.

Lee Cohn, representative, said they had an agreement with a contractor, who was pulling permits. He stated they had not secured the balconies but were taking steps to do so.

Inspector Masula said the case began with one balcony and he had made it clear that this particular owner must not use it.

**Motion** made by Mr. Booth, seconded by Mr. Marx, to grant a 182-day extension to 9/26/17, during which time no fines would accrue. In a voice vote, motion failed 0-7.

**Motion** made by Ms. Hinton, seconded by Mr. Keith, to grant a 91-day extension to 6/27/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16070135**  
4040 GALT OCEAN DR # 1105  
TALERICO, FRANK

This case was first heard on 8/23/16 to comply by 10/25/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, said there had been no progress since the permit was renewed in August 2016. The permit was effectively expired again.

Lee Cohn, representative, said work was complete and they needed to call for inspections. He requested 30 days.

Inspector Abin checked the status of any permit applications in the computer and reported he saw no permit applications.

**Motion** made by Ms. Evert, seconded by Mr. Keith, to grant a 28-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 4-3 with Ms. Hinton, Mr. Cooper and Mr. Booth opposed.

**Case: CE16100373**  
4040 GALT OCEAN DR  
OCEAN MANOR CONDO ASSOC

Service was via posting at the property on 3/20/17 and at City Hall on 3/16/17.

Jose Abin, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND  
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT  
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN  
THE FOLLOWING MANNER, BUT NOT LIMITED TO:



1. PAINTED ACCESSIBILITY PATH IN PARKING LOT FOR  
ADA ACCESS.

2. NEED TO INSTALL DETECTABLE WARNINGS.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 56 days or a fine of \$100 per day, per violation.

Lee Cohn, representative, said they only needed 28 days.

**Motion** made by Ms. Hinton, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 4/25/17, or a fine of \$100 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

The Board took a brief break.

**Case: CE16062314**

773 W EVANSTON CIR  
SIMPSON, RICHARD & MELVINA

Personal service was made to the tenant on 3/21/17.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 105.3.1.4.11

THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL  
PERMIT AND INSPECTIONS:

1. INSTALLED SPLIT MECHANICAL A/C SYSTEM.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

Complied:

FBC(2014) 105.1

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation. He explained it appeared that two employee had used their employer's company stationery to do the work off the books and without a permit.

Richard Simpson, owner, said he had been unaware that the contractor had not pulled a permit for the work. He had been trying unsuccessfully to find another contractor to pull a permit and close it out.

**Motion** made by Ms. Hinton, seconded by Ms. Evert, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 5/23/17, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE15030470**

201 NE 16 AV  
HINDS, KEVIN &  
LAYNE, PAUL J

This case was first heard on 10/27/15 to comply by 11/24/15. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin on 3/29/17 and would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the master permit application had been re-submitted with corrections on 3/24/17.

Kevin Hinds, owner, confirmed the plans had been resubmitted. He believed he may need to demolish the carport that was built in the 1970s. He requested 90 days.

**Motion** made by Ms. Hinton, seconded by Mrs. Cooper, to grant a 91-day extension to 6/27/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16071233**

1920 S OCEAN DR # 501  
BOURKE, DONALD

This case was first heard on 8/23/16 to comply by 9/27/16. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the mechanical had still not passed plan review. The owner had paperwork from the condo to resubmit regarding the work to the common area mechanical system.

Donald Bourke, owner, confirmed he had received the permission from the condo board and said he had provided it to the contractor. He requested 60-90 days.

**Motion** made by Mr. Cooper, seconded by Ms. Hinton, to grant a 56-day extension to 5/23/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16030934**

3334 NE 32 ST

NORTH BEACH PROPERTY INVESTMENTS LLC

Personal service was made to the business owner on 3/15/17.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. INTERIOR ALTERATIONS MADE SUCH AS FRAMING, DRYWALL, ELECTRICAL AND PLUMBING WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.
2. THE BUSINESS OPERATION AT THIS PROPERTY MAY ALSO REQUIRE A CHANGE OF USE.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.

Inspector Masula said the case was begun pursuant to a complaint. He presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$150 per day, per violation.

Steven Goldenberg, attorney and member of the LLC, said they had acquired the property in a foreclosure unaware that the salon was not properly permitted. They had hired a contractor and anticipated a contract from him. Mr. Goldenberg requested 91 days to determine what needed to be done and apply for permits.

Ms. Evert asked if there were fire safety issues with the upstairs business. Inspector Masula said he had concerns, specifically about the stairwell, railings and the possible need for fire sprinklers.

**Motion** made by Ms. Hinton, seconded by Ms. Evert, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 5/23/17, or a fine of \$150 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE16021515**

2961 SW 19 AVE

KEYSTONE HALLS INC.

This case was first heard on 5/26/16 to comply by 7/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, recommended 28 days for the permits to be closed out.

Ronald Malik, owner, agreed.

**Motion** made by Mr. Smith, seconded by Mr. Keith, to grant a 28-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16050712**

2308 NW 6 CT

SANTORSOLVA, VITO MICHELE

This case was first heard on 9/27/16 to comply by 11/22/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$2,700 fine, which would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported there had been no progress and recommended imposition of the fines.

Alejandro DelRio, Building Inspector, acted as interpreter for the owner.

Vito Michele Santorsolva, owner, said he had hired an architect in December, and the architect informed him the previous week that everything was done except for the mechanical plans, which required an engineer's signature. Mr. Santorsolva thought this would be done within 30 days. He stated the property was occupied and requested 60 days.

**Motion** made by Mr. Keith, seconded by Ms. Hinton, to grant a 28-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Booth opposed.

**Case: CE16041787**

508 NW 15 AV

CHIWARA, GRACE

This case was first heard on 11/22/16 to comply by 2/28/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the window permits had not passed inspection yet and other permit applications had not been submitted. He reminded the Board that the other permits were for life safety issues such as electrical and he did not recommend any extension. He reported the house appeared occupied.

Grace Chiwara, owner, stated there was no one living in the house. She intended to comply but said money was a problem. She requested 30-60 days. Inspector Abin said vehicles were often parked at the property and he wished to reinspect to confirm it was not occupied. Ms. Chiwara agreed.

Ms. Hasan informed the Board that Ms. Chiwara owned five properties in the City.

**Motion** made by Ms. Hinton, seconded by Mr. Keith, to grant a 28-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Booth opposed.

**Case: CE15082171**

2841 SW 9 ST

VERNEUS, ALPHONSINE H/E

GASTON, IBRAM

This case was first heard on 10/27/15 to comply by 2/23/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,350 fine, which would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported a couple of the violations had been complied but the main violation regarding the air conditioner had not been addressed. He did not recommend an extension.

Patricia Gaston, the owners' daughter, requested 60 days because her mother was scheduled for mediation with the insurance company on April 14 regarding the house fire. She requested 60 days.

**Motion** made by Ms. Hinton, seconded by Mr. Keith, to grant a 28-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16101617**

2436 OKEECHOBEE LN  
FUNG, YOUNG, RICARDO ALONSO  
GLANERT, CLEONICE

Service was via posting at the property on 3/20/17 and at City Hall on 3/16/17.

Robert Masula, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. SWIMMING POOL AND POOL DECK BEING BUILT THAT ARE NOT IN ACCORDANCE WITH THE APPROVED PLANS. THE SCOPE OF WORK HAS EXCEEDED THE PREVIOUS APPROVED PLANS THAT WERE ISSUED.
2. THE MASTER POOL PERMIT 15111202 HAS NOW EXPIRED AND THE PERMIT IS NOW POTENTIALLY NULL AND VOID. THE POOL HAS NOT PASSED THE REQUIRED INSPECTIONS AND THE MAJORITY OF THE WORK IS COMPLETED, THE POOL IS FILLED AND BEING USED. THIS POOL IS NOW CONSIDERED AN UNSAFE STRUCTURE AND POSES A POTENTIAL LIFE SAFETY ISSUE.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.

Inspector Masula presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Inspector Masula stated the City had incorrectly allowed the permit to be renewed. He explained that the 56" retaining wall on one side of the pool was not on the approved plans and the FEMA flood plain manager and structural inspectors agreed that the pool and deck had not been built to the approved plans.

Neil Rubin, pool contractor, said a pool engineer had drafted the plans and he followed them exactly. He stated other work had been done by someone else before he constructed the pool. He said the clerk at the Building Department had informed him he/she had been told by Inspector Masula that Mr. Rubin could pay the permit renewal fees. Inspector Masula reiterated that work had been done that was not according to the approved plans. Specifically, there was no detail for the retaining wall that was supporting one side of the pool. Inspector Masula said the plans showed the pool draining into an overflow area, but it was nowhere near the height of this wall. He added that water drained from the deck onto the neighboring property when it rained. He reported he had put a hold on the contractor's license in December and then Mr. Rubin told him that he was working with a design professional so Inspector Masula had lifted the hold. Inspector Masula explained that this required as-built drawings and a site-specific inspection report.

Mr. Rubin said he would have the engineer visit the property and tell him what was needed. He requested two months.

Ricardo Fung, owner, said the pool was not being used.

**Motion** made by Ms. Hinton, seconded by Mr. Cooper, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 4/25/17, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE13051997**

1515 NW 7 AVE

YUTHASUNTHORN, CHANCE

YUTHASUNTHORN, SIRILUK

This case was first heard on 8/25/15 to comply by 9/22/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the permit had been renewed and recommended a 91-day extension.

Siriluk Yuthasunthorn, owner, agreed.

**Motion** made by Mr. Cooper, seconded by Ms. Evert, to grant a 91-day extension to 6/27/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15040769**

409 N VICTORIA PARK RD  
STEWART, SCOTT  
HABAYEB, ZIAD

This case was first heard on 3/22/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$3,100.

Alejandro DelRio, Building Inspector, reported permits had been issued and recommended a 182-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Cooper, to grant a 182-day extension to 9/26/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15070786**

1437 NE 56 ST  
BRODETZKI, YUVAL

This case was first heard on 11/24/15 to comply by 1/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$27,200.

Jose Abin, Building Inspector, reported the plans needed to be picked up for corrections. He recommended a 56-day extension.

Angela Lopes, representative, agreed.

**Motion** made by Ms. Hinton, seconded by Ms. Evert, to grant a 56-day extension to 5/23/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16110323**

2841 N OCEAN BLVD # 1007  
MILLER, GUILLERMO & RUTH

This case was first heard on 1/24/17 to comply by 3/28/17. Violations were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, reported all permit applications had been submitted and recommended a 50-day extension.

Ruth Miller, owner, was unsure 56 days would be sufficient.



**Motion** made by Ms. Hinton, seconded by Mr. Cooper, to grant a 56-day extension to 5/23/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16101307**

600 NW 18 ST

KAAREFL CORP

Certified mail addressed to the registered agent was accepted on 3/16/17.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 1029.4

THIS BUILDING HAS BEEN ILLEGALLY ALTERED IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. PLACED SHUTTERS AND WOOD PANELS ON A PERMANENT BASIS OVER WINDOWS.
2. PERMANENTLY SCREWED SHUT WINDOW.

FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. BUILT A SCREEN ENCLOSURE ON THE RIGHT ELEVATION.
2. BUILT INTERIOR PARTITIONS TO DIVIDE THE EAST APARTMENT INTO 2 UNITS.
3. ADDED 2 BATHROOMS IN UTILITY ROOMS OF EACH UNIT.
4. ADDED KITCHEN AT EAST SIDE UNIT.
5. BLOCKED WINDOWS WITH WOOD PANELS AT SEVERAL LOCATIONS OBSTRUCTING EMERGENCY ESCAPE.
6. SCREWED SHUT A WINDOW OBSTRUCTING EMERGENCY ESCAPE.

FBC(2014) 105.3.1.4.4

THE FOLLOWING DESCRIBED WORK REQUIRES A PLUMBING PERMIT AND INSPECTIONS:

1. INSTALLED WATER HEATER.
2. PLUMBING FOR 2 ILLEGALLY ADDED BATHROOMS.
3. PLUMBING FOR CLOTHES WASHER.
4. PLUMBING FOR ILLEGALLY ADDED KITCHEN.

FBC(2014) 105.3.1.4.5

THE FOLLOWING DESCRIBED WORK REQUIRES AN ELECTRICAL PERMIT AND INSPECTIONS:

1. CIRCUITS ADDED TO SERVICE CLOTHES DRYER.
2. CIRCUIT ADDED TO SERVICE CLOTHES WASHER.
3. CIRCUITS ADDED TO SERVICE WATER HEATER.

4. CIRCUITS ADDED TO SERVICE 2 AIR CONDITIONERS.

5. CIRCUIT ADDED TO SERVICE ILLEGAL KITCHEN.

FBC(2014) 105.3.1.4.11

THE FOLLOWING DESCRIBED WORK REQUIRES A ROOF PERMIT AND INSPECTIONS:

1. INSTALLATION OF 2 MECHANICAL SPLIT A/C SYSTEMS.

SYSTEM NUMBER 1 DATED 2004. SYSTEM NUMBER 2 DATED 2016.

2. INSTALLED DUCT WORK TO SERVICE THE 2 A/C SYSTEMS.

3. THIRD ILLEGAL UNIT DOES NOT HAVE THERMOSTAT.

FBC(2014) 105.3.1.4.15

THE FOLLOWING DESCRIBED WORK REQUIRES A DOOR AND WINDOW PERMIT AND INSPECTIONS:

1. INSTALLED WINDOW AT BATHROOM OF UNIT W.

FBC(2014) 105.3.1.4.18

THE FOLLOWING DESCRIBED WORK REQUIRES A FENCE PERMIT AND INSPECTIONS:

1. INSTALLED WOOD FENCE AND THE PERMIT WAS VOIDED.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

FBC(2014) 111.1.1

THE USE AND THE OCCUPANCY OF THIS DWELLING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF DUPLEX TO TRIPLEX WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

1. EAST UNIT WAS CONVERTED INTO 2 APARTMENTS.

NEC(2005) 110.12

OPEN PORT AT ELECTRICAL CIRCUIT PANEL.

NEC(2005) 110.27

(A) LIVE PARTS GUARDED AGAINST ACCIDENTAL CONTACT. EXCEPT AS ELSEWHERE REQUIRED OR PERMITTED BY THIS CODE, LIVE PARTS OF ELECTRICAL EQUIPMENT OPERATING AT 50 VOLTS OR MORE SHALL BE GUARDED AGAINST ACCIDENTAL CONTACT BY APPROVED ENCLOSURES OR BY ANY OF THE FOLLOWING MEANS:

1. BY LOCATION IN A ROOM, VAULT, OR SIMILAR ENCLOSURE THAT IS ACCESSIBLE ONLY TO QUALIFIED PERSONS.

2. ELECTRICAL PANEL LOCATED IN ILLEGAL BATHROOM OVER TOILET BOWL.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$500 per day, per violation. He also recommended the property be vacated because of the electrical hazards.

Tanya Tsveyer, property manager, explained that the previous property manager had neglected the property. Ms. Tsveyer had taken over managing the property in November 2016. She stated one of the tenants, whose lease expired July 31, was being difficult about leaving the premises so they could address the violations. She said the contractor had already been hired and was applying for permits.

**Motion** made by Ms. Hinton, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 4/25/17, or a fine of \$250 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE16050190**

2100 S OCEAN LN

POINT OF AMERICA CONDO COMMON AREA

This case was first heard on 5/26/16 to comply by 7/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$18,900. The City was requesting the Board amend the 11/22/16 order comply-by date from 2/28/17 to 3/28/17, removing the accrued fines.

Robert Masula, Building Inspector, reported the master permit application had failed plan review for the third time and was pending pickup for corrections.

Courtney Crush, attorney, said they had hired a new management company and there was a new board. She stated they only needed the County DPEP permit in order for the permit application to pass and requested 28 days.

**Motion** made by Mr. Keith, seconded by Ms. Hinton, to grant a 28-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Motion** made by Mr. Smith, seconded by Mr. Keith, to amend the 11/22/16 order comply-by date from 2/28/17 to 3/28/17, removing the accrued fines. In a voice vote, motion passed 7-0.

**Case: CE16090592**

600 BREAKERS AVE

SUNSCAPE GROUP LLC

This case was first heard on 1/24/17 to comply by 3/28/17. Violations were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported the owner had applied for the air conditioner permit, was working on the trellis demolition and had already removed the decorative wall. He recommended a 91-day extension.

Courtney Crush, attorney, agreed.

**Motion** made by Ms. Hinton, seconded by Mr. Keith, to grant a 91-day extension to 6/27/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16080858**

823 NE 14 CT

GQ HOLDINGS 1329 LLC

Service was via posting at the property on 3/14/17 and at City Hall on 3/16/17.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. ROOF STRUCTURE HAS BEEN REPLACED.
2. BEARING WALL HAS BEEN CONSTRUCTED.

FBC(2014) 105.3.1.4.3

THE FOLLOWING DESCRIBED WORK REQUIRES A DEMOLITION PERMIT AND INSPECTIONS:

1. COMPLETE INTERIOR DEMOLITION.

FBC(2014) 107.1.1

SUBMIT TWO SETS OF DRAWINGS OR PLANS FROM A QUALIFIED LICENSED DESIGN PROFESSIONAL ADDRESSING ALL THE SCOPES OF WORK FOR ALL STRUCTURAL MODIFICATIONS AND ALTERATIONS TO THE BUILDING STRUCTURE AND BUILDING SYSTEMS, EXTERIOR AND INTERIOR. DOCUMENTS FROM DESIGN PROFESSIONAL REQUIRE ORIGINAL COPIES, SIGNED AND SEALED BY DESIGN PROFESSIONAL.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

Emanuel Legakis, manager, agreed.

**Motion** made by Mr. Cooper, seconded by Ms. Evert, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 5/23/17, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE14100834**

3601 SW 2 ST

GRAHAM, VINCENT M & JACQUELINE

This case was first heard on 1/26/16 to comply by 4/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been slow progress and recommended a 91-day extension.

Vincent Graham, owner, agreed.

**Motion** made by Ms. Hinton, seconded by Mr. Keith, to grant a 91-day extension to 6/27/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16080490**

3761 SW 1 ST

MARQUEZ, YAQUELINE

This case was first heard on 1/24/17 to comply by 2/28/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported there had been no progress but the architect had indicated he was working on the drawings. He recommended a 56-day extension.

John Winningham, architect, agreed.

**Motion** made by Mr. Cooper, seconded by Mr. Keith, to grant a 56-day extension to 5/23/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16070025**

401 RIVIERA ISLE 503  
BROOKS, CHRISTOPHER

This case was first heard on 8/23/16 to comply by 9/27/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit application had been picked up for corrections on February 3, 2017 but had not been resubmitted yet.

Isaac Behar, general contractor, said he had met with the owner to discuss the plan comments and then the owner wanted to add a kitchen and bathroom redesign. Mr. Behar was dealing with a new interior designer for the changes/additions and requested 60 days.

Inspector Masula stated Mr. Behar and his son had demolished the interior of the condo without permits and the owner was forced to "redesign everything to accommodate the space he now had to work with." Inspector Masula had received an email from the owner earlier in the day with information about the new kitchen layout. Mr. Behar confirmed there had been an email from the owner and said they needed to coordinate with the designer and engineer.

**Motion** made by Ms. Hinton, seconded by Mr. Cooper, to grant a 28-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE17010003**

401 NW 13 ST  
ICON PROPERTY HOLDINGS LLC

Service was via posting at the property on 3/14/17 and at City Hall on 3/16/17.

Mario Carrasquel, Building Inspector, testified to the following violations:  
105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND  
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT  
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN  
THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. NEW WOOD DECK INSTALLED IN BACK YARD.
2. NEW WOOD WALL INSTALLED IN FRONT ELEVATION.
3. NEW EXTERIOR DOORS AND WINDOWS INSTALLED ON  
NORTH ELEVATION.
4. A/C DUCT WORK.
5. BATHROOMS REMODELED, NEW PLUMBING FIXTURES  
INSTALLED.
6. NEW CABINETS AND PLUMBING FIXTURES.

FBC(2014) 105.3.1.4.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. NEW WOOD DECK INSTALLED ON BACK YARD.
2. NEW WOOD WALL INSTALLED IN FRONT ELEVATION.

FBC(2014) 105.3.1.4.11

ALTERING, REPAIRING, INSTALLATION OF MECHANICAL COMPONENTS AND/OR MODIFYING THE MECHANICAL SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS.

1. DUCT REPLACEMENT.

FBC(2014) 105.3.1.4.15

ALTERATIONS, REPLACEMENT OR REPAIR OF EXTERIOR OPENINGS TO THE BUILDING ENVELOPE WILL REQUIRE PERMITS. THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. NEW EXTERIOR DOORS AND WINDOWS ON NORTH ELEVATION.
2. WINDOWS AND DOORS HAVE BEEN REPLACED WITHOUT SUBMITTING THE REQUIRED PRODUCT APPROVALS TO MEET HIGH VELOCITY HURRICANE ZONE STANDARDS FOR OPENING PROTECTION.

FBC(2014) 105.3.1.4.4

PLUMBING ALTERATIONS, MODIFICATIONS, HAVE COMMENCED PRIOR TO OBTAINING THE REQUIRED PERMITS. THIS INCLUDES FIXTURES, SUPPLY LINES, WASTE DISPOSAL AND IRRIGATION:

1. BATHROOM AND KITCHEN REMODELING.

FBC(2014) 105.3.1.4.5

ALTERING, REPAIRING, INSTALLATION OF ELECTRICAL COMPONENTS AND/OR MODIFYING THE ELECTRICAL SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS BUT NOT LIMITED TO:

1. COMMENCING ELECTRICAL ALTERATIONS AND MODIFICATIONS PRIOR TO OBTAINING THE REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF NEW ELECTRICAL PANEL, LIGHT FIXTURES, WALL OUTLETS, SWITCHES, A/C SUPPLY AND METER BASE.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

Inspector Carrasquel presented photos of the property and the case file into evidence.

Anthony Isbel, managing member of the LLC, said their first contractor had performed significant renovations without permits and they had hired a new contractor and engineer.

**Motion** made by Mr. Cooper, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 5/23/17, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

The Board took a break and Mr. Keith left the meeting at 12:30 p.m.

**Case: CE15102473**

1811 NW 27 TER

HIRSCH CONSULTING LLC

This case was first heard on 1/24/17 to comply by 3/28/17. Violations were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported there had been no progress and recommended a 56-day extension.

Melissa Sullam, agent, said they needed to add shutters to the plans because the windows were non-impact. She stated the driveway had been closed out on 12/16/15. The windows and doors had 2002 permits that were awaiting final inspection.

**Motion** made by Ms. Hinton, seconded by Ms. Evert, to grant a 56-day extension to 5/23/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15102188**

2618 FLAMINGO LN

HOGAN, VINCENT II & MELYSSA

Service was via posting at the property on 3/14/17 and at City Hall on 3/16/17.

Alejandro DelRio, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED AND CONSTRUCTION



WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. CONSTRUCTION OF PERGOLA IN BACK YARD.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector DelRio presented photos of the property and the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

**Motion** made by Ms. Evert, seconded by Mr. Cooper, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 5/23/17, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE16091751**

2027 SW 29 AVE

MARGOLIS, STEVEN

Service was via posting at the property on 3/14/17 and at City Hall on 3/16/17.

Alejandro DelRio, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. REPLACEMENT OF WOOD FENCE ON SOUTH SIDE OF PROPERTY.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

Inspector DelRio presented photos of the property and the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Cooper, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 5/23/17, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE16081904**

921 NE 16 TER

COMMUNITY 8 PROPERTIES LLC

Service was via posting at the property on 3/14/17 and at City Hall on 3/16/17.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. ADDED BATHROOMS.

FBC(2014) 105.3.1.4.4

THE FOLLOWING DESCRIBED WORK REQUIRES A PLUMBING PERMIT AND INSPECTIONS:

1. PLUMBING FOR BATHROOM.

2. PLUMBING FOR PORTABLE KITCHEN.

3. IRRIGATION SYSTEM.

FBC(2014) 105.3.1.4.5

THE FOLLOWING DESCRIBED WORK REQUIRES AN ELECTRICAL PERMIT AND INSPECTIONS:

1. ADDED OUTSIDE LIGHTING WITH NEW CIRCUITRY.

2. ADDED OUTLETS AND FIXTURES IN ILLEGAL BATHROOMS WITH CIRCUITRY.

3. NEW CIRCUITS FOR TIMER SERVICING IRRIGATION SYSTEM.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

FBC(2014) 111.1.1

THE USE AND THE OCCUPANCY OF THIS DWELLING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF THREE UNITS TO SIX UNITS WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Cooper, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 5/23/17, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE16091585**

2656 MIDDLE RIVER DR

ALBANESE, ROBERT D

Service was via posting at the property on 3/14/17 and at City Hall on 3/16/17.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 105.3.1.4.11

THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL PERMIT AND INSPECTIONS:

1. MOVED A/C CONDENSER FROM ORIGINAL PERMITTED LOCATION TO ANOTHER.
2. INSTALLED ADDITIONAL MINI-SPLIT A/C SYSTEM.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

FBC(2014) 111.1.1

THE USE AND THE OCCUPANCY OF THIS DWELLING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF DUPLEX TO A QUADPLEX WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

**Motion** made by Ms. Hinton, seconded by Mr. Cooper, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 5/23/17, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE16101616**

947 NW 13 ST

FLAGSTAR BANK FSB

% ROBERTSON, ANSCHUTZ & SCHNEID

Service was via posting at the property on 3/14/17 and at City Hall on 3/16/17.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. BOARDED OPENINGS WITHOUT PERMIT.
2. INTERIOR REMODELING WORK IN PROGRESS.

FBC(2014) 105.3.1.4.11

THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL PERMIT AND INSPECTIONS:

1. INSTALLATION OF A/C CONDENSER IN PROGRESS.

FBC(2014) 105.3.1.4.4

THE FOLLOWING DESCRIBED WORK REQUIRES A PLUMBING PERMIT AND INSPECTIONS:

ALTERING, REPAIRING, REMOVAL AND INSTALLATION OF PLUMBING COMPONENTS AND/OR MODIFYING THE PLUMBING SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO INSTALLING, REMOVING AND REPLACING PLUMBING COMPONENTS THAT MAY INCLUDE PLUMBING FIXTURES SUCH AS VALVES, TOILETS, SINKS, DIVERTERS, SHOWER HEADS, WATER SPIGOTS, WATER LINES, WASTE DISPOSAL PIPES, WATER HEATERS, SOLAR PANELS, IRRIGATION SYSTEM, PUMPS AND OTHER PLUMBING COMPONENTS CONNECTED THE PLUMBING SYSTEM.

FBC(2014) 105.3.1.4.5

ALTERING, REPAIRING, REMOVAL AND INSTALLATION OF ELECTRICAL COMPONENTS AND/OR MODIFYING THE ELECTRICAL SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO INSTALLING, REMOVING AND REPLACING ELECTRICAL COMPONENTS THAT MAY INCLUDE SWITCHES, OUTLETS, ELECTRICAL FIXTURES, BREAKER/PANEL BOXES, METER BASES, WIRES, REWIRING, ELECTRONIC MONITORING SYSTEMS, FIRE ALARMS, BURGLAR ALARMS AND OTHER ELECTRICAL COMPONENTS CONNECTED TO THE ELECTRICAL SYSTEM.

FBC(2014) 110.2

BUILDING OFFICIAL AND/OR REPRESENTATIVE HEREBY THE  
RESERVE THE AUTHORITY TO SITE INSPECTIONS PRIOR TO  
THE APPROVAL AND ISSUANCE OF ALL AND ANY PERMITS  
AND/OR DETERMINATION OF COMPLIANCE WITH THE  
FLORIDA BUILDING CODE.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Cooper, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 5/23/17, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE16111617**

517 COCONUT ISLE  
MOEINIFAR, MEHRAN

Personal service was made to the owner on 3/14/17.

Mario Carrasquel, Building Inspector, testified to the following violations:  
105.1

NO PERMITS IN PERMIT HISTORY TO ADDRESS WORK IN  
PROGRESS OR WORK COMPLETED.

1. BOAT LIFT INSTALLED.

FBC(2014) 105.3.1.4.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:

1. NEW BOAT LIFT INSTALLED.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

Inspector Carrasquel presented photos of the property and the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

**Motion** made by Ms. Hinton, seconded by Mr. Cooper, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 5/23/17, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE16081896**

1213 NW 4 AV

NEWTON, MICHAEL L

Service was via posting at the property on 3/14/17 and at City Hall on 3/16/17.

Mario Carrasquel, Building Inspector, testified to the following violations:

FBC(2014) 105.1

NO PERMITS IN PERMIT HISTORY TO ADDRESS WORK IN PROGRESS OR WORK COMPLETED.

1. NEW FRONT DOOR AND EXTERIOR WINDOWS INSTALLED.

FBC(2014) 105.3.1.4.15

THE INSTALLATION OF EXTERIOR WINDOWS AND EXTERIOR GLASS DOORS IN NEW BUILDINGS OR ADDITIONS AND THE INSTALLATION, ALTERATION OR REPAIR OF SUCH WINDOWS AND DOORS IN EXISTING BUILDINGS REQUIRES PERMITS.

1. NEW EXTERIOR WINDOWS AND FRONT DOOR HAVE BEEN INSTALLED.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Carrasquel presented photos of the property and the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Cooper, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 5/23/17, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE16090738**

520 NW 21 AV

PIERCE, RICKY

Service was via posting at the property on 3/14/17 and at City Hall on 3/16/17.

Mario Carrasquel, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. REPAIRED OR REPLACED ROOF STRUCTURE REQUIRING ENGINEERING.
2. INTERIOR RENOVATIONS KITCHENS AND BATHS.
3. EXTERIOR DOORS.
4. NEW DRYWALL COVERINGS INSTALLED INCLUDING TILE BACKER IN WET AREAS.
5. REPAIRED WALL PARTITIONS.

FBC(2014) 105.3.1.4.4

THE FOLLOWING DESCRIBED WORK REQUIRES A PLUMBING PERMIT AND INSPECTIONS:

1. NEW PLUMBING WASTE LINES INSTALLED.
2. NEW WATER SUPPLY LINES INSTALLED.
3. BATHROOM AND KITCHEN FIXTURES INSTALLED.

FBC(2014) 105.3.1.4.5

THE FOLLOWING DESCRIBED WORK REQUIRES AN ELECTRICAL PERMIT AND INSPECTIONS:

1. INSTALLED NEW BREAKER PANEL.
2. REWIRED CIRCUITS THROUGHOUT REQUIRING AN ELECTRICAL PLAN.
3. NEW ELECTRICAL FIXTURES.

OUTLETS: REPLACEMENT OF RECEPTACLES SHALL COMPLY WITH NEC 406.4 (D)(1) THRU (D)(6)

GFI'S REQUIRED AS PER NEC 108.8

OUTLET SPACING AS REQUIRED UNDER NEC 210.52

R314.3.1 ALTERATIONS, REPAIRS AND ADDITIONS:

WHEN ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS.

FBC(2014) 105.3.1.4.10

THE FOLLOWING DESCRIBED WORK REQUIRES A ROOF PERMIT AND INSPECTIONS:

1. NEW ROOF INSTALLED.

FBC(2014) 105.3.1.4.15

THE FOLLOWING DESCRIBED WORK REQUIRES A DOOR AND WINDOW PERMIT AND INSPECTIONS:

1. NEW EXTERIOR DOORS INSTALLED.
2. NEW WINDOWS INSTALLED.

FBC(2014) 110.2

BUILDING OFFICIAL AND/OR REPRESENTATIVE HEREBY THE RESERVE THE AUTHORITY TO SITE INSPECTIONS PRIOR TO THE APPROVAL AND ISSUANCE OF ALL AND ANY PERMITS AND/OR DETERMINATION OF COMPLIANCE WITH THE FLORIDA BUILDING CODE.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

Inspector Carrasquel presented photos of the property and the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Cooper, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 5/23/17, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE08070448**

1431 NW 11 PL

DRAGOSLAVIC, GORAN

DRAGOSLAVIC, TERESA

This case was first heard on 6/24/14 to comply by 8/26/14. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$1,700.

George Oliva, Chief Building Inspector, reported the permits had been renewed and recommended a 182-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Smith, to grant a 182-day extension to 9/26/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.



**Case: CE14110356**

2612 BARBARA DR  
MONDANI, GLEN H/E  
MONDANI, PENTELOPE

This case was first heard on 2/14/15 to comply by 4/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported work was in progress and recommended a 182-day extension.

**Motion** made by Ms. Hinton, seconded by Ms. Evert, to grant a 182-day extension to 9/26/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15102378**

680 TENNIS CLUB DR # 301  
LOPEZ, DENNIS R  
LOPEZ, DENNIS A

This case was first heard on 3/22/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$3,400.

George Oliva, Chief Building Inspector, reported the window permit had not been issued and did not recommend an extension.

The Board took no action.

**Case: CE16020021**

6303 NW 9 AVE # 9  
6303 L L C

This case was first heard on 7/26/16 to comply by 10/25/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the last permit application was in plan review and recommended a 56-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Cooper, to grant a 56-day extension to 5/23/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16020033**

315 SE 11 AV  
ATLANTIC LOFT LLC

This case was first heard on 1/24/17 to comply by 3/28/17. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the plumbing permit had failed final inspection and the electrical permit had been voided for abandonment. He did not recommend an extension.

The Board took no action.

**Case: CE16032303**

2635 E OAKLAND PARK BLVD  
SERABIAN, CHARLES B

This case was first heard on 7/26/16 to comply by 8/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been progress and recommended a 56-day extension.

**Motion** made by Mr. Cooper, seconded by Ms. Evert, to grant a 56-day extension to 5/23/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16032362**

1851 NW 28 AV  
HANSBERRY, ANTOINETTE WALKER

This case was first heard on 1/24/17 to comply by 3/28/17. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, recommended a 56-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Smith, to grant a 56-day extension to 5/23/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15070098**

5200 NW 31 AVE  
VILLAS AT LAKEVIEW CONDO ASSN INC.

This case was first heard on 2/23/16 to comply by 4/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, recommended a 91-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Cooper, to grant a 91-day extension to 6/27/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16062293**

1716 SW 11 ST  
CONCESSION MANAGEMENT LLC

This case was first heard on 10/25/16 to comply by 1/24/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, recommended a 56-day extension.

**Motion** made by Mr. Cooper, seconded by Ms. Evert, to grant a 56-day extension to 5/23/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16062316**

772 W EVANSTON CIR  
BLUE SKY DESIGN CORP

This case was first heard on 1/24/17 to comply by 3/28/17. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, recommended a 56-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Marx, to grant a 56-day extension to 5/23/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16070941**

3648 SW 17 ST  
CONTRERAS, DELIO D

This case was first heard on 10/25/16 to comply by 1/24/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, recommended a 56-day extension.

**Motion** made by Mr. Cooper, seconded by Ms. Evert, to grant a 56-day extension to 5/23/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16071899**

4040 GALT OCEAN DR  
OCEAN MANOR CONDO ASSOC

This case was first heard on 9/27/16 to comply by 11/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, recommended a 56-day extension.

**Motion** made by Ms. Hinton, seconded by Ms. Evert, to grant a 56-day extension to 5/23/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16090438**

633 SW 6 AV  
LG ASSETS LLC

This case was first heard on 1/24/17 to comply by 3/28/17. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, recommended a 56-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Cooper, to grant a 56-day extension to 5/23/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16011458**

2307 N OCEAN BLVD  
KERR-ROLLE, SWABY

This case was first heard on 9/27/16 to comply by 11/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, said plans had been picked up for revisions on 12/14/16 and never resubmitted. He did not recommend another extension.

The Board took no action.

**Case: CE16060517**

1042 NW 8 AV  
CM3 HOMES LLC

This case was first heard on 9/27/16 to comply by 11/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, recommended a 56-day extension.

**Motion** made by Mr. Cooper, seconded by Ms. Evert, to grant a 56-day extension to 5/23/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16061700**

1553 NW 15 AVE  
2771 LLC

This case was first heard on 10/25/16 to comply by 1/24/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, recommended no extension be granted.

The Board took no action.

**Case: CE16091372**

520 NW 23 AVE  
YAFLAG LLC

This case was first heard on 1/24/17 to comply by 3/28/17. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, recommended a 28-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Cooper, to grant a 28-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16032109**

601 SW 17 ST  
C4NAVIGATOR LLC

This case was first heard on 9/27/16 to comply by 11/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, recommended a 28-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Cooper, to grant a 28-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16040470**

605 SW 17 ST  
C4NAVIGATOR LLC

This case was first heard on 7/26/16 to comply by 9/27/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, recommended a 28-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Cooper, to grant a 28-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16040790**

1891 SW 29 AVE  
UNITED PROPERTIES OF S FL LLC

This case was first heard on 8/23/16 to comply by 10/25/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, recommended a 28-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Cooper, to grant a 28-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16040814**

2660 NW 21 ST  
SIP REALTY 1B LLC

This case was first heard on 1/24/17 to comply by 3/28/17. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, recommended a 91-day extension.

**Motion** made by Mr. Cooper, seconded by Ms. Evert, to grant a 91-day extension to 6/27/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16030745**

2200 NE 52 CT  
JAOUADI, OUALID

This case was first heard on 5/26/16 to comply by 7/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and all sub permits had been issued and recommended a 91-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Cooper, to grant a 91-day extension to 6/27/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16050869**

5100 BAYVIEW DR # 106  
SPECIALE, MICHAEL P &  
SPECIALE, SUSAN

This case was first heard on 6/28/16 to comply by 9/27/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, recommended a 91-day extension.

**Motion** made by Mr. Cooper, seconded by Ms. Evert, to grant a 91-day extension to 6/27/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE17011174**

6681 NW 17 AVE  
DRSP ENTERPRISES LLC

This case was first heard on 2/28/17 to comply by 3/28/17. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, recommended a 91-day extension.

**Motion** made by Ms. Hinton, seconded by Ms. Evert, to grant a 91-day extension to 6/27/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16080885**

86 ISLE OF VENICE #3  
SANTIAGO'S HOUSE

This case was first heard on 10/25/16 to comply by 1/24/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the application was in plan review and recommended a 56-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Marx, to grant a 56-day extension to 5/23/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16100035**

2841 N OCEAN BLVD # 1508  
LOSE, JOHN J

This case was first heard on 2/28/17 to comply by 3/28/17. Violations were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, said the owner had submitted an after-the-fact permit application that had failed and would submit plans soon.

**Motion** made by Mr. Cooper, seconded by Ms. Hinton, to grant a 56-day extension to 5/23/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16111476**

2309 BARCELONA DR  
CORRELL, TODD & KARIN

This case was first heard on 2/28/17 to comply by 3/28/17. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master and sub permits were in plan review and recommended a 91-day extension.

**Motion** made by Mr. Cooper, seconded by Ms. Hinton, to grant a 91-day extension to 6/27/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16120100**

2678 MARATHON LN  
ACTION GLOBAL INVESTMENTS LLC

This case was first heard on 1/24/17 to comply by 3/28/17. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, the master and all sub permits were in plan review and recommended a 91-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Smith, to grant a 91-day extension to 6/27/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16121219**

2733 NE 25 PL  
MARTELLO, REGINA

This case was first heard on 2/28/17 to comply by 3/28/17. Violations were as noted in the agenda. The property was not in compliance.



Robert Masula, Building Inspector, reported there had been no recent permit activity and the owner had indicated he would probably demolish the house.

**Motion** made by Mr. Cooper, seconded by Mr. Smith, to grant a 28-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16122209**

2841 N OCEAN BLVD # 301

FEDERAL NATIONAL MORTGAGE ASSN

% ROBERTSON, ANSCHUTZ & SCHNEID

This case was first heard on 2/28/17 to comply by 3/28/17. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the new owner had purchased the unit the previous week and was working toward compliance. He recommended a 91-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Smith, to grant a 91-day extension to 6/27/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE17010286**

2595 N FEDERAL HWY

3157 INC.

This case was first heard on 2/28/17 to comply by 3/28/17. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the application was in plan review and recommended a 28-day extension.

**Motion** made by Mr. Cooper, seconded by Ms. Evert, to grant a 28-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16120003**

350 E DAYTON CIR

GARCIA, RICARDO

This case was first heard on 1/24/17 to comply by 3/28/17. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit application had been picked up for corrections on 3/8/17 and had not been resubmitted yet.

**Motion** made by Ms. Hinton, seconded by Mr. Smith, to grant a 28-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16050226**

728 NW 6 AVE # A  
CASALE, ROSANNE D

This case was first heard on 9/27/16 to comply by 11/22/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$5,400 fine, which would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported there had been no progress and recommended imposition of the fines.

Daniel Darby, manager, stated he now had a new architect and requested 30 days to get the new plans done.

**Motion** made by Ms. Hinton, seconded by Mr. Cooper, to grant a 28-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Motion** made by Ms. Hinton, seconded by Mr. Cooper, to amend the 1/24/17 order comply-by date from 2/18/17 to 3/28/17. In a voice vote, motion passed 6-0.

**Case: CE16050861**

2780 NW 24 CT  
2771 LLC

This case was first heard on 8/23/16 to comply by 11/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, recommended a 56-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Cooper, to grant a 56-day extension to 5/23/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14051440**

1663 NW 15 TER  
ALLADIN, VANEL

This case was first heard on 9/23/14 to comply by 1/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported a permit had been issued and the owner was receiving CRA assistance. He recommended a 91-day extension.

**Motion** made by Mr. Cooper, seconded by Ms. Hinton, to grant a 91-day extension to 6/27/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15111675**

39 CASTLE HARBOR ISLE

LECLAIR, DANIEL

This case was first heard on 9/27/16 to comply by 11/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported permits had been issued and recommended a 147-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Marx, to grant a 147-day extension to 8/22/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16031538**

1413 NW 1 AV

ALEXANDRE, TONY

This case was first heard on 10/25/16 to comply by 1/24/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported permits had been issued and recommended a 140-day extension.

**Motion** made by Mr. Cooper, seconded by Mr. Marx, to grant a 147-day extension to 8/22/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16051188**

1201 NW 16 CT

CHEVEULON, NERUBIN H/E

CHEVEULON, LEDILE LP

This case was first heard on 10/25/16 to comply by 1/24/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported permits had been ready for pickup since January 31, 2017. He recommended a 28-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Marx, to grant a 28-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16062033**

3130 NW 69 CT  
REYNA, KATHERINE M

This case was first heard on 10/25/16 to comply by 1/24/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported there had been no progress and he did not recommend an extension.

The Board took no action.

**Case: CE16070893**

2139 SW 1 CT  
UNITED LEGAL SERVICES LLC TRSTEE

This case was first heard on 10/25/16 to comply by 1/24/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported there had been no progress and recommended a 28-day extension.

**Motion** made by Ms. Hinton, seconded by Ms. Evert, to grant a 28-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16072027**

1606 NW 14 AV  
VIRGO, DANNY LEE

This case was first heard on 11/22/16 to comply by 2/28/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the owner was having financial difficulties and recommended a 56-day extension.

**Motion** made by Ms. Hinton, seconded by Ms. Evert, to grant a 56-day extension to 5/23/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16100031**

2841 N OCEAN BLVD # 702  
ALALOUF, RICHARD H

This case was first heard on 1/24/17 to comply by 3/28/17. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported permit applications had been submitted and recommended a 91-day extension.

**Motion** made by Mr. Cooper, seconded by Ms. Evert, to grant a 91-day extension to 6/27/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16090813**

914 SE 2 CT

MOORMAN PROPERTIES III LLC

This case was first heard on 1/24/17 to comply by 3/28/17. Violations were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported the architect was working on the plans and recommended a 56-day extension.

**Motion** made by Mr. Cooper, seconded by Mr. Marx, to grant a 56-day extension to 5/23/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16032002**

2349 SW 34 TER

UNITED PROPERTIES OF S FL LLC

This case was first heard on 7/26/16 to comply by 9/27/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported all permits had been issued and recommended a 182-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Smith, to grant a 182-day extension to 9/26/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16050504**

1537 NW 19 AV

LUMAX USA LLC

This case was first heard on 8/23/16 to comply by 10/25/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, recommended a 56-day extension.

**Motion** made by Mr. Cooper, seconded by Ms. Evert, to grant a 56-day extension to 5/23/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14080903**

320 DELAWARE AVE  
320 DELAWARE AVENUE INC.

This case was first heard on 1/27/15 to comply by 3/24/15. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin on 3/29/17 and would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, said the permits had been issued in May 2015 and the property had been abandoned. He recommended imposition of the fines.

**Motion** made by Ms. Hinton, seconded by Mr. Cooper, to find that the violations were not in compliance by the ordered date, and therefore the fines as stated in the Order would begin on 3/29/17 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 6-0.

**Communication to the City Commission**

None.

**Approval of Minutes**

**Motion** made by Mr. Cooper, seconded by Ms. Hinton, to approve the Minutes of the Board's February 2017 meeting. In a voice vote, motion passed unanimously.

**Cases Complied**

The below listed cases were complied. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE16091247	CE16051889	CE16062301	CE14090738
CE15100973	CE15100439	CE16080727	CE16090624
CE15090546	CE16021843	CE17010728	

**Cases Withdrawn**

The below listed cases were withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

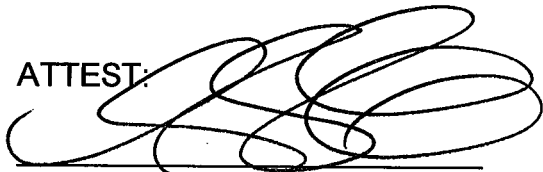
CE16040647	CE17011714	CE16100471
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**Board Discussion**

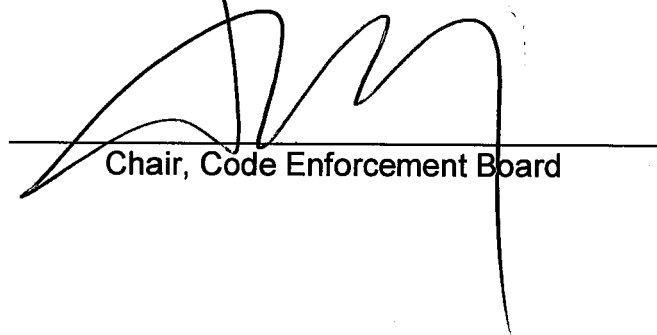
None.

There being no further business to come before the Board, the meeting adjourned at 1:35 p.m.

ATTEST:



Clerk, Code Enforcement Board



Chair, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

Minutes prepared by: Jamie Opperee, ProtoType Inc.